

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 28, 2013



RP13-19: proposed Replat of Lots 8 through 11 in the Charles (CAL) Marino Land Partition

SIZE AND LOCATION: 6.13 acres of land located at the north corner of State Highway 21 East and Marino Road

EXISTING LAND USE: Vacant buildings, former auto wrecking yard

ZONING: Industrial District

APPLICANT(S): Texas LS Investments – Sam Trinh

AGENT: Garrett Engineering

STAFF CONTACT: Randy Haynes, Project Planner



BACKGROUND AND RECOMMENDATION:

The applicant is proposing to reconfigure four lots totaling 6.13 acres of land into two new lots, proposed Lots 8R and 9R in Block 1 of Charles (CAL) Marino Land Partition. The subject properties are currently zoned for industrial use. The two new lots are proposed to be 3.98 acres and 1.84 acres in size, respectively. The purpose of this replat is to accommodate the planned redevelopment of the property. No new public infrastructure is required in conjunction with this proposed replat; however, the extension of additional infrastructure will be required as part of any new development. Additional right-of-way is dedicated with this replat to accommodate the possible future widening of both State Highway 21 and Marino Road.

The proposed replat conforms to all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.